

Bronte Welham

From: Lisa Coney on behalf of Planning
Sent: 06 February 2017 08:54
To: Planning Scanning; Planning.Responses
Subject: FW:
Attachments: Pagham Road planning application.rtf

[REDACTED]
Sent: 05 February 2017 22:17

To: Planning

Subject:

For the attention of Mr D Innes Case Officer Planning Application P/140/16/OUT

I enclose my letter of opposition to the above application

Thank you

Yours faithfully Lawrence Tebbs

L.Tebbs
52 Hook Lane
February 4th 2017
Rose Green

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PO21 3PD

The Director of Planning and Economic Regeneration

The Arun Civic Centre

Maltravers Road

Littlehampton

West Sussex BN17 5LF

F.A.O Mr D Innes Case Officer.

Dear Sir,

Reference P/140/16/OUT

Applicant Hanbury (PM) Ltd C/O Hunter Page Planning Ltd Thornbury House 18 High Street
Cheltenham GL50 1DZ.

I write in connection with the above planning application. I know the site and the surrounding area well. I have studied the plans and I wish to object strongly to the development of this great number of houses in this location on the following grounds

The application has been submitted for profit for those involved not because there is a need in Pagham for this number of houses. The proposed development is not in line with Pagham Neighbourhood plan which states that new developments should promote local living. There are few employment opportunities in the immediate area for prospective purchasers of expensive houses. The size of the development is unsustainable with local services such as Doctors Surgeries already oversretched. The plans show land for a school, care home etc but these are not funded by the developer and if not taken up even more homes would be built

Pagham's location means that all routes into the village are concentrated into a little more than a quarter circle, with only a few routes available for people to use. The proposed number of houses will generate a huge increase in the traffic movements on an already overcrowded local road system. There are always problems on the main access Pagham Road. In Nyetimber the parked vehicles on either side of the road means the traffic is weaving around the obstructions over the central white line and

heading towards the oncoming traffic .At busy times the distances between the opposing vehicles becomes minimal. Outside the village the road reverts to the country lane it has always been .The numerous accidents and holdups that occur proving that it is not suitable for the amount of traffic it carries now.The rapidly expanding amount of traffic to and from Barfoots adds to the problems Pagham Road was declared the most dangerous C Road in the county in 2012. The traffic on it has grown considerably since then.

The land that is the subject of the application is good agricultural land which should not be lost under buildings.Its agricultural worth is proved by the fact that an irrigation reservoir was built for use on land including the planning application site by the owners of the land concerned in the planning application only 500 metres to the west of the Pagham Road access to the site only 6 years ago.There is always a demand for fertile land such as this within the agricultural community.

The Agricultural Land Classification and Resources Statement included with the planning application states;The area of the site (21.7ha) would represent 0.18% loss of good arable land in the district and that is not considered a significant loss.

It should be remembered that the arable land in the area is amongst the best in the country.The loss of any area of your best resource has got to be important. It is not sustainable to go on burying it under concrete at the whim of money hungry developers.

Development of low lying land such as this brings an increased risk of flooding to the whole locality.The site is adjacent to places within the built up area that flooded during recent spells of heavy rain.In June 2012 I myself had to walk the length of Church Lane to reach a house at the western end .I couldn't walk in the lane as the water was too deep (600mm).I had to walk in the flooded fields whichwere not so deep as they are slightly higher .

Because of the flooding risk,the proximity of the site to Pagham Harbour, and the natural slope of the land and roads towards the Church Lane area there must be a risk of polluting the harbour as the water in Church Lane drains straight into the harbour. The developer states that foul water would go to the Pagham treatment works. We have heard in the past that this is already working at full capacity .A breakdown ,overflow or other mishap could cause immense damage to the harbour environment.

I rest my case.

Yours faithfully

Lawrence Tebbs

